Karen Johnson Davidson County
Batch# 633970 DEEDQC
05/12/2021 09:15:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210512-0063769

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
BAWAN BABANZADEH 8312 ROSSI RD. BRENTWOOD, TN 37027	NEW OWNER	181-11-0-C-290.00CO

KNOW ALL MEN BY THESE PRESENTS:

That OMAR A. DOHUKY, Grantor, (being one and the same as Omar Abdulkarim Dohuky) for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 18D809 between BAWAN BABANZADEH, Plaintiff, and OMAR A. DOHUKY, Defendant, does hereby demise, release, and forever quitclaim unto the said, BAWAN BABANZADEH, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in DAVIDSON County, Tennessee, being Unit 277 on the plan of The Villas at Concord Place, Phase 5, (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20080318-0027346, to which plan reference is hereby made for a complete description of said property.

Being the same property conveyed to Jason Dean and wife, Megan Dean by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No., 20081203-0117183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bawan Babanzadeh and Omar A. Dohuky, husband and wife, from Jason Dean and wife, Megan Dean by Warranty Deed dated September 4, 2013 and recorded on September 25, 2013 in Instrument No. 20130925-0100676, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictive covenants and conditions and ad other matters of record, including items set out on any applicable plat of record.

This is improved property known as 8312 Rossi Road, Brentwood, TN 37027.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said BAWAN BABANZADEH hereby agrees to pay and agrees to hold OMAR A. DOHUKY harmless from one original Deed of Trust in favor of Movement Mortgage, LLC, said note bearing an original unpaid principal balance of $157,788, as evidenced by a Deed of Trust of record filed in Instrument No. 20130925-0100676, recorded on September 25, 2013 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named OMAR A. DOHUKY, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

OMAR A. DOHUKY
Grantor

Sworn to and subscribed before me
this 28 day of Dec, 2020.

NOTARY PUBLIC

My Commission expires: 2-2022

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named BAWAN BABANZADEH, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

BAWAN BABANZADEH
Affiant/Grantee

Sworn to and subscribed before me
this 28 day of Dec, 2020.

NOTARY PUBLIC

My Commission expires: 02-20-22

This instrument prepared from information provided by the parties involved.